BILL NO. Z-76-03-14

ZONING MAP ORDINANCE NO. Z-Acost

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. Z-5

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a M-1 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. A-5, referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Lot Fifteen (15) and one-half (1/2) of the vacated alley of St. Vincent Place Addition to the City of Fort Wayne, Indiana.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and legal publication thereof.

Councilman

APPROVED AS TO FORM AND LEGALITY,

CITY ATTORNEY

Read the first time in full and on motion by Nuckols, seconded by V. Schmidt, and duly adopted, read the second time by title and referred to the Committee on ~~City~~ Regulations (and the City Plan Commission for recommendation) and ~~Public Hearing to be held after due le~~gal notice, ~~at the Council Chambers, City-County Building~~, Fort Wayne, Indiana, on _____, the _____ day of _____, 197____, at _____ o'~~clock P.M., E.S.T.~~

Date: 3-9-76 Charles W. Westerman
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by Hunter, and duly adopted, placed on its passage. ~~Passed~~ (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT
TOTAL VOTES	0	9			
BURNS	~~✓~~	✓			
HINGA		✓			
HUNTER		✓			
MOSES		✓			
NUCKOLS		✓			
SCHMIDT, D.		✓			
SCHMIDT, V.		✓			
STIER		✓			
TALARICO		✓			

DATE: 4-23-76 Charles W. Westerman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. _____ on the _____ day of _____, 197____.

ATTEST: (SEAL)

Charles W. Westerman
CITY CLERK

_____
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 197____, at the hour of _____ o'clock _____ M., E.S.T.

Charles W. Westerman
CITY CLERK

Approved and signed by me this _____ day of _____, 197____, at the hour of _____ o'clock _____ M., E.S.T.

_____
MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on March 9, 1976, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-76-03-14; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on June 14, 1976; and,

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the City, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held June 21, 1976.

Certified and signed this
29th day of October, 1976.

Joseph N. Adair

Joseph N. Adair
Secretary

Bill No. Z-76-03-14

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance amending the City of Fort Wayne Zoning Map No. Z-5

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance ~~Do Not~~ PASS.

John Nuckols - Chairman

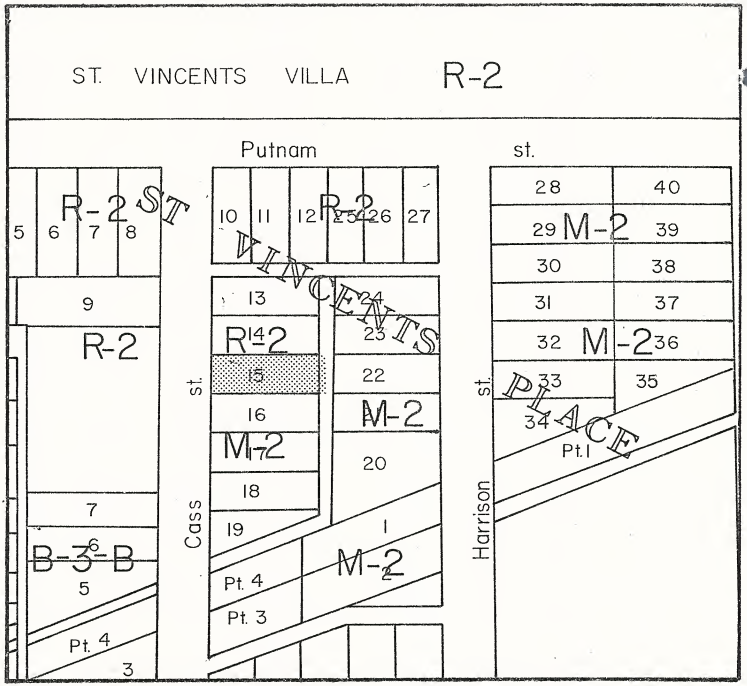
Paul M. Burns - Vice-Chairman

Vivian G. Schmidt

Winfield C. Moses, Jr.

Donald J. Schmidt

DATE CONC
CHARGED



To be rezoned from R-2 to M-1

2-12-76
A-7
L.S.

Bill No. Z-76-03-14

PETITION FOR ZONING ORDINANCE AMENDMENT Receipt No. _____

TO: COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA

Date Filed _____

Intended Use _____

I/We Allen Products, Inc.
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an R-2 District to a/an M-1 District the property described as follows:

Lot Fifteen (15) and one-half (1/2) of the vacated alley of St. Vincent Place Addition to the City of Fort Wayne, Indiana.

(Legal Description)

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

(Name)	(Address)	(Signature)
Thomas M. Gallmeyer Attorney in Fact for Allen Products, Inc.	Indiana Bank Building Fort Wayne, Indiana	Thomas M. Gallmeyer

Legal Description Checked By: _____
(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

(Name)	(Address)	(Telephone Number)
Thomas M. Gallmeyer	Indiana Bank Building	422-9454

City Plan Commission, City-County Building, Room 800, One Main Street, Fort Wayne, Indiana 46802 Telephone Number 423-7571

April 12, 1976

RECEIVED
APR 13 1976
FORT WAYNE CITY
PLAN COMMISSION

RECEIVED
APR 1976
FORT WAYNE CITY
PLAN COMMISSION

To: CITY PLAN COMMISSION
City-County Building
One Main Street
Fort Wayne, Indiana

Reference: Bill No. Z-76-03-14

I am very definitely opposed to the request for re-zoning of Lot # 15 and 1/2 of vacated alley of St. Vincent Place Addition, commonly known as 1714 Cass Street.

I have lived at my present address for 25 years. I have seen the changes and expansion of Allen Products, Inc. They very definitely have outgrown their present location. Employee cars are parked for blocks around the area, taking up all of the available residential parking. They are not considerate at all--park in drive ways; won't move out of way when asked politely.

Mr. Joseph Merkle, Vice President of Allen Products, has approached me about purchasing my property. He stated they want to build a warehouse or add on to the present one, which tells me that they do not intend to make any more available parking space for their employees. It is very very bad now. There is no place up till 8:00 or 9:00 o'clock at night for any visitor to my home to find a place to park in front of my home. This includes myself, if I had no private drive way, I would never be able to park in front of my own property. This situation can only get worse if they are allowed to expand further. No one in the neighborhood is in favor of this re-zoning. It can only mean further harassment, embarassment, and depreciation of property.

It is our recommendation that re-zoning be denied, and that Allen Products find a place where they have more property for loading and running their semi-tractors and trailers and a place for their employees to park out of the residential area.

Mildred W. Foltz

1722 Cass Street
Fort Wayne, Indiana

cc/ Mr. Ron Snyder, N.W. Neighborhood Assoc. Pres.

northwest central neighborhood asso
808 archer avenue fort wayne, indiana 46808

April 19, 1976

City Plan Commission
City County Building
One Main St.
Fort Wayne, Indiana

Ref. Bill Number Z-76-03-14

The Northwest Central Neighborhood Asso. wants to go on record as opposed to the re-zoning of Lot #15 and ½ of vacated alley of St. Vincent Place Addition, commonly known as 1714 Cass St, from an R-2 to anything but an R-1.

This area has recently been designated by the city of Fort Wayne as a target area for Community Development Funds. Thus any such re-zoning would not serve in the interests of our neighborhood rehab program, nor good planning or co-operation on the Plan Commissions part.

Ron Snyder, Pres.
Northwest Central
Neighborhood Asso.

cc/ File
Dept. of Community
development and Planning

RECEIVED
APR 19 1976
FORT WAYNE CITY
PLAN COMMISSION

REMONSTRANCE

TO: THE HONORABLE MEMBERS OF THE CITY PLAN COMMISSION
CITY-COUNTY BUILDING
ONE MAIN STREET
FORT WAYNE, INDIANA 46802

RE: BILL NO. Z-76-03-14

The undersigned representative of Mr. and Mrs. Paul G. Brown, owners of Lot #14 of St. Vincent Place Addition, more commonly known as 1718 Cass Street, Fort Wayne, Indiana, do hereby remonstrate against the Petition to Rezone the property from "R2" District to an "M1" District for the reason that such use of the adjoining property will unreasonably deprive the undersigned of light and air and create additional noise and will, in general, not be to the best interests of the public health, welfare, and morals of the community.

PAUL G. BROWN AND VIRGINIA E. BROWN

BY _____

Joseph Christoff, Attorney for
Mr. and Mrs. Paul G. Brown
CHRISTOFF & CORNELIUS
2020 Fort Wayne National Bank Bldg.
Fort Wayne, IN 46802
219/422-1561

CC: Attorney Thomas Gallmeyer, Jr.
ROTHBERG, GALLMEYER, FRUECHTENICHT & LOGAN
Indiana Bank Building - Mezzanine
Fort Wayne, IN 46802

City Clerk Memorandum

CHARLES W. WESTERMAN, Clerk

To Mayor Robert E. Armstrong **Date** 11-10-76

From Charles W. Westerman - City Clerk

Subject Appearance before Common Council on November 16, 1976 - 7:30 P.M.

COPIES TO:

RE: Bill No. Z-76-03-14

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. Z-5

RE: Bill No. Z-76-05-13

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. A-7

Pursuant to the request of the Standing Committee Chairman of Regulations of the Common Council, the presence of a member of City Plan familiar with the above ordinances is respectfully requested on November 16, 1976, at 7:30 o'clock P.M., Room 128, Common Council Conference Room.

Specifically, Council would like a clarification of the zoning maps attached to the above ordinances. Apparently there seem to be some discrepancy in the drawings.

Your cooperation will be greatly appreciated.

Number assigned by Bill Salin's office: # 3096 Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance 3-76-03-14

DEPARTMENT REQUESTING ORDINANCE COMMUNITY DEVELOPMENT AND PLANNING

SYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning of the following described property: Lot # 15 and 1/2 of the vacated alley of St., Vincent Place Addition commonly known as 1714 Cass St., From "R2" to "M1"

EFFECT OF PASSAGE Property is presently zoned "R2" - Two Family Residential. Petitioners are requesting an "M1" Zoning Classification - Light Industrial

EFFECT OF NON-PASSAGE Property would remain "R2" - Two family residential

MONEY INVOLVED (Direct Costs, Expenditures, Savings) none

ASSIGNED TO COMMITTEE (J.N.) Regulations